# The Guideline for Preparing a Feasibility Study

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To ensure the preparation of an integrated, accurate Feasibility Study that speeds up the technical and economic evaluation of the project, applicants must carefully read the following instructions before filling out the study template online:

1. Investors must complete the Feasibility Study under their own responsibility, attaching supporting technical documentation where applicable.

2. Applicants must fill out all relevant sections and mark non-applicable items as "N/A."

3. The submitted data must reflect the operational realities of the proposed industrial project. The submitted technical details must align across industrial activities, end products, Production Capacity, production lines, machinery and equipment, Raw Materials, required floor space, and utility needs.

4. Applicants must clearly outline the total required land area and how it is divided across facility components—including production halls, storage areas, utilities, administrative services, open yards, and ancillary spaces—ensuring that the sum of these areas matches the total requested site area.

5. Applicants must review all entered data and attached records for completeness, accuracy, and consistency before final online submission, as authorities use this information for technical and financial evaluation.

6. Investors must attach all schedules, production plans, layouts, and supporting records referenced throughout the template.

1. **Assets Information (Land and Buildings):**

- **Area of (land / industrial unit) applied for: _____ m.**
- **Assembly /Production Hall(s) /Truss Production ☐ concrete ☐ Area _____ m².**
- **Service Areas and Support Workshops for the Assembly Hall and Maintenance Workshops, with a total area of _____ m².**
- **Component / Supplies Warehouses – Finished Product – Quantity, Equipment, and Molds as Applicable**

  **Truss ☐ concrete ☐ Area _____ m².**
- **Administrative Buildings, consisting of one floor ☐ two floors ☐ more ☐ with a total height of ___ m and an area of _____ m².**

1. **Products to be manufactured and their annual production capacities:**

| No. | Product Name | Quantity/ per Year | Unit of Production | Unit Value | Total Production Value (in Thousand EGP) |
|---|---|---|---|---|---|
| 1 | | | | | |
| 2 | | | | | |
| 3 | | | | | |
| | **Total** | | | | |

**3- Expected Requirements of Components and Raw Materials for the Project**

The table shall be completed with all items of components and raw materials, including packaging materials, "if applicable"

| **No.** | **Raw Material Name** | **Quantity** | **Unit** | **Consumption Value (in thousand EGP)** | **Local / Imported** | **Total Value** |
|---|---|---|---|---|---|---|
| **1** | | | | | | |
| **2** | | | | | | |
| **3** | | | | | | |
| **4** | | | | | | |
| **5** | | | | | | |
| **6** | | | | | | |
| | **Hazardous Chemicals** | | | | | |
| **1** | | | | | | |
| **2** | | | | | | |
| **3** | | | | | | |
| **4** | | | | | | |
| **Total** | | | | | | |

**4- Expected Requirements of the Project for Machinery and Equipment (Production Lines):**

 The number of working days has been calculated based on 300 days per financial year.
 The factory operates a single shift of 8 hours on average for the various machines or equipment depending on the activity, each machine/equipment operates for ..... hours per day on average (Please specify the actual daily operating hours based on the nature of the industrial activity)

| Item | Quantity | Equipment / Machine / Production Line Description | Source | | Value (Thousand EGP) |
|---|---|---|---|---|---|
| | | | Local | Imported | |
| 1 | | | | | |
| 2 | | | | | |
| 3 | | | | | |
| 4 | | | | | |
| 5 | | | | | |
| 6 | | | | | |
| 7 | | | | | |
| 8 | | | | | |

**Total Motive Power:** ……..

**5. Manufacturing Process Sequence – <u>For Each Product</u>:**
**- Production Steps (Including Inspection, Testing, and Quality Assurance (A separate page may be provided for additional details if space is insufficient)**
**- Industrial processes carried out on-site and operations outsourced to third parties (if applicable).**

. .....
. .....
. .....
. .....
. .....
. .....
. .....
. .....

- **If quality testing, analysis, or assurance procedures are applicable, please specify the type of test or analysis**

## 6- Expected Requirements of the Project for Energy and Utilities:

| Description | Unit | Consumption Rate per Unit of Production | Total project Consumption | | | |
|---|---|---|---|---|---|---|
| | | | Hourly | Daily | Monthly \| | Yearly |
| Electricity | kWh | | | | | |
| Natural Gas | $m^3$ | | | | | |
| Diesel Fuel | ton | | | | | |
| Fuel Oil | ton | | | | | |
| Water | $m^3$ | | | | | |
| Solar Energy | | | | | | |
| Industrial Wastewater | $m^3$ | | | | | |
| Sanitary Wastewater | $m^3$ | | | | | |

## 7-Project Workforce Requirements

| **Position** | **Number of Employees** | **Monthly Salary** | **Annual Salary** |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| **Total Salaries** | | | |

## 8-Land Utilization Layout Sketch (Illustrating Buildings, Warehouses, Production Line Layout within Hangers/Factory Buildings)

# Part Two: Financial Aspects of the Project

**Key Considerations for Preparing the Financial & Economic Evaluation:**

1. Ensure all line-item cost estimates are reasonable, realistic, and market-reflective.
2. Incorporate projected growth and inflation rates over the lifespan of the project

*** Financial and Economic Statements:**

## 1. Projected Investment Costs Schedule

| Item / Description | Value (in EGP Thousands) |
|---|---|
| **Fixed Assets** | |
| Land Value<br>(In case of lease or financial lease, land value is included in the Production Costs Schedule) | |
| Buildings Value | |
| Machinery & Production Lines Value | |
| Transportation Vehicles Value (if applicable) | |
| Office Furniture & IT Equipment Value | |
| Pre-operating Expenses | |
| **Total Fixed Assets** | |
| Working Capital for One Operating Cycle<br>(Raw materials, wages, liquid cash) | |
| Contingency Reserve | |
| **Total Investment Costs** | |

## 2- Investment Costs Financing Structure:

- **Self-Financing (Equity): Amount EGP [.....] ([.....]% of total investment costs)**
- **Bank Financing (Debt): Amount EGP [.....] ([.....]% of total investment costs)**

*Debt Amortization Schedule (Where Bank Financing is Utilized)

Value (in EGP Thousands)

| Year | Opening Balance (Balance at the Beginning of the Year) | Loan Interest | Annual Installment | Total Payment (Principal + Interest | Closing Principal Balance (Year-End) |
|---|---|---|---|---|---|
| Year of Establishment | | | | | |
| Second Year | | | | | |
| Third Year | | | | | |
| Fourth Year | | | | | |
| Fifth Year | | | | | |

## 3- Projected Production Costs Schedule:

Value (in EGP Thousands)

| Description | Year 2 | Year 3 | Year4 | Year 5 | Year 6 |
|---|---|---|---|---|---|
| Raw Materials | | | | | |
| Wages | | | | | |
| Electricity | | | | | |
| Water | | | | | |
| Natural Gas | | | | | |
| Maintenance Expenses & Spare Parts | | | | | |
| **Total Industrial Costs** | | | | | |
| General & Administrative Expenses | | | | | |
| Marketing and Selling Expenses | | | | | |
| **Total Operating Costs** | | | | | |
| Annual Land Rent / Lease | | | | | |
| Annual Depreciation | | | | | |
| Bank Interest (if loan applies) | | | | | |
| **Total Annual Production Costs** | | | | | |

## 4- The Expected Income Statement:

Value (in EGP Thousands)

| Item / Description | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 |
|---|---|---|---|---|---|
| Net Sales Revenue | | | | | |
| Deduct Manufacturing Costs | | | | | |
| Gross Profit | | | | | |
| Deduct Remaining Production Cost Line Items | | | | | |
| Net Profit Before Tax | | | | | |
| Corporate Income Tax | | | | | |
| Net Profit Available for Distribution | | | | | |

## 5- Projected Cash Flow Statement

Value (in EGP Thousands)

| Item / Description | Construction Year | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 |
|---|---|---|---|---|---|---|
| Net Sales Revenue | | | | | | |
| Total Cash Inflows | | | | | | |
| Investment Costs (Construction Phase) | | 0 | 0 | 0 | 0 | 0 |
| Operating Expenses (Excl. Depreciation) | | | | | | |
| Interest Expenses (if applicable) | | | | | | |
| Loan Principal Repayments (if applicable) | | | | | | |
| Corporate Income Tax | | | | | | |
| Total Cash Outflows | | | | | | |
| Net Annual Cash Flow | | | | | | |

**Project Financial Indicators:**

1. Return on Investment (ROI): [.....]%

$$ROI = \frac{\text{Net Profit}}{\text{Total Investment}} \times 100$$

2. Payback Period: [.....] Years

$$\text{Payback Period} = \frac{\text{Investment}}{\text{Annual Cash Inflow}}$$

3. Internal Rate of Return (IRR): [.....]%

   (Calculated using spreadsheet software)